



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-18683 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to amend a portion of the Southeast Sector Plan of the Master Plan from M (Medium Density Residential) to ML (Medium-Low Density Residential) at 1929 through 1953 Gregory Street. This item is related to a concurrent application requesting a Rezoning (ZON-18684) from R-3 (Medium Density Residential) to R-1 (Single Family Residential).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/10/62	The Planning Commission approved a Rezoning (Z-0038-62) from R-1 (Single-Family Residential) to R-3 (Medium Density Residential) including the subject site. Staff recommended denial.
01/25/07	The Planning Commission recommended approval of companion item ZON-18684 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #7/rl).

<i>Pre-Application Meeting</i>
A pre-application meeting was not required for this application nor was one held.

<i>Neighborhood Meeting</i>	
01/04/07	A neighborhood meeting was held at the West Las Vegas Arts Center at 947 West Lake Mead Boulevard. Eleven members of the public attended along with three city staff and two representatives of the applicant. Attendees raised concerns about the walls and slope differential and stated that crime and low-income are problems at this location. The applicant incorrectly referred to a “Zone Variance” and discussed the potential for rear setback on other variances associated with this site. Estimated completion is December 2007, and once questions were answered there appeared to be general approval for the proposal.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.11

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (High Density Residential)
North	Parking Lot (Under Construction)	LI/R (Light Industrial/Research)	R-3 (High Density Residential)
South	Multi-family	M (Medium Density Residential)	R-3 (High Density Residential)
East	Manufacturing	LI/R (Light Industrial/Research)	M (Industrial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District 175 Feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-3 (Medium Density Residential)	25 Units Per Acre	27 Units
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single-Family Residential)	6.70 Units Per Acre	7 Units
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	18.49 Units Per Acre	20 Units
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
ML (Medium-Low Density Residential)	8.49 Units Per Acre	9 Units

ANALYSIS

The request is for a General Plan Amendment to ML (Medium Low Density Residential). The subject site is an infill site and is surrounded by single-family residential and commercial development. The proposed ML (Medium Low Density Residential) land use designation is intended for single-family detached homes, including compact lot and zero lot lines, mobile home parks and two-family dwellings with densities of up to 8.49 units per acre. This request will allow for the development of an infill site to proceed in a manner that is compatible with existing uses in the area.

This application was submitted with a companion request for a Rezoning (ZON-18684) from R-3 (Medium Density Residential) to R-1 (Single Family Residential). The site plan submitted with the companion application shows a proposed single family development that meets or exceeds all requirements of the proposed R-1 zone and is appropriate for the West Las Vegas area as it is consistent with Goal 3 (Preserve the character of existing neighborhoods) of the West Las Vegas Plan. Further, while this request seeks to alter the Las Vegas 2020 Master Plan Land Use element, the change in land use designation will help to achieve the priorities of the Las Vegas

2020 Master Plan Housing Element through helping to sustain and improve the mature neighborhood adjacent to the west of the subject site through appropriate, high-quality redevelopment; by helping to ensure a diverse choice of affordable housing types and costs that meets the present and future needs of the city's population; by providing opportunities for home ownership; and by providing housing opportunity with walk able access to transit, schools and employment.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The proposed ML (Medium Low Density Residential) land use designation is compatible with the existing designations to the north, west and south of the subject site.

In regard to “2”:

A related Rezoning (ZON-18684) to the R-1 (Single-Family Residential) zoning district will be considered concurrently with this request. The zoning district is consistent with the surrounding residential uses.

In regard to “3”:

The lots to be created related to this General Plan Amendment will be served by Gregory Street, a local street that is fully adequate to serve the proposed development.

In regard to “4”:

The proposed General Plan Amendment, as well as a companion Rezoning (ZON-18684) conform with other applicable adopted plans and policies, including the Housing Element of the Las Vegas 2020 Master Plan and the West Las Vegas Neighborhood Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 by Planning Department

APPROVALS 0

PROTESTS 1